



13 (3f2) Murrayfield Place  
MURRAYFIELD | EDINBURGH | EH12 6AA

  
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## 13 (3f2) Murrayfield Place

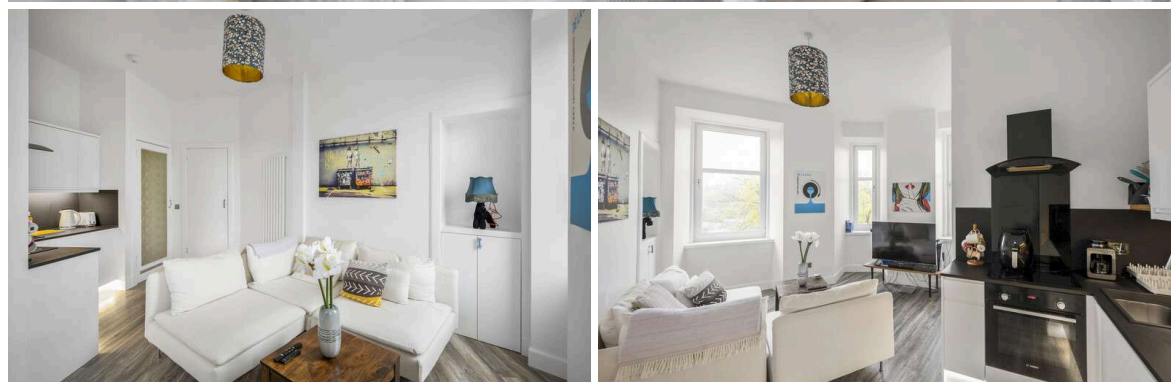
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Beautifully presented, two-bedroom, third floor flat forming part of a traditional tenement, located in the popular Murrayfield, to the West of Edinburgh city centre with stunning views down the valley of the Water of Leith and across to Roseburn Cliff.

The property comprises an entrance hallway with two storage cupboards, a pulley and secure entry. The bright and generous kitchen living room features large windows that let an abundance of natural light in and give stunning views down the valley of the Water of Leith. There are two well-proportioned bedrooms both with fireplaces and the master bedroom with a walk in wardrobe. Completing the accommodation is the bathroom with shower over the bath. This lovely property further benefits from gas central heating, double glazing, and ample storage. The loft space offers conversion potential, subject to the necessary consents. Early viewing is highly recommended to avoid missing out.

- Bright and beautifully presented third floor flat
- Entrance hallway with storage and secure entry
- Kitchen/living with stunning views down the valley of the water of Leith
- Two Bedrooms, one with a walk in wardrobe
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Shared garden and on street parking
- Loft space with conversion potential, subject to the necessary consents

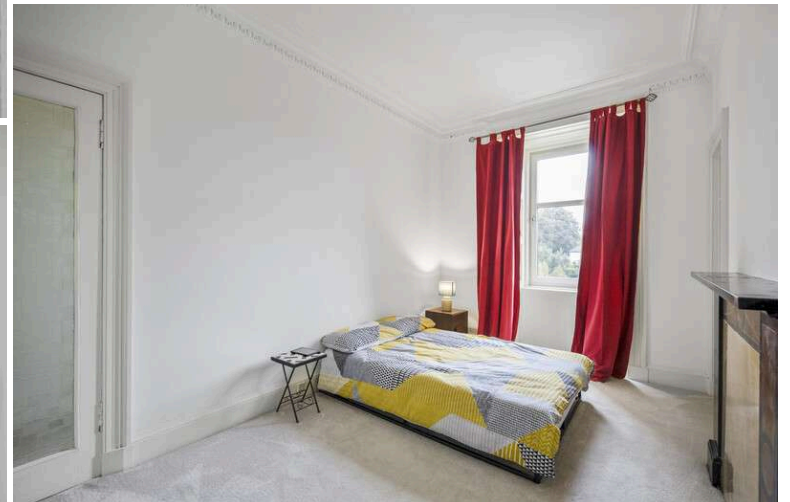
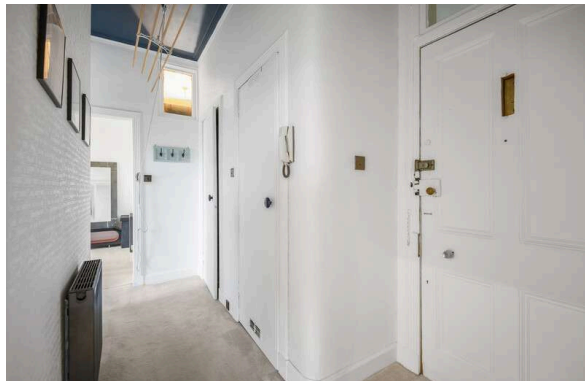
Extras included in the sale are all curtains, the sofa and built-in kitchen appliances. EPC rating C. Council Tax band C.

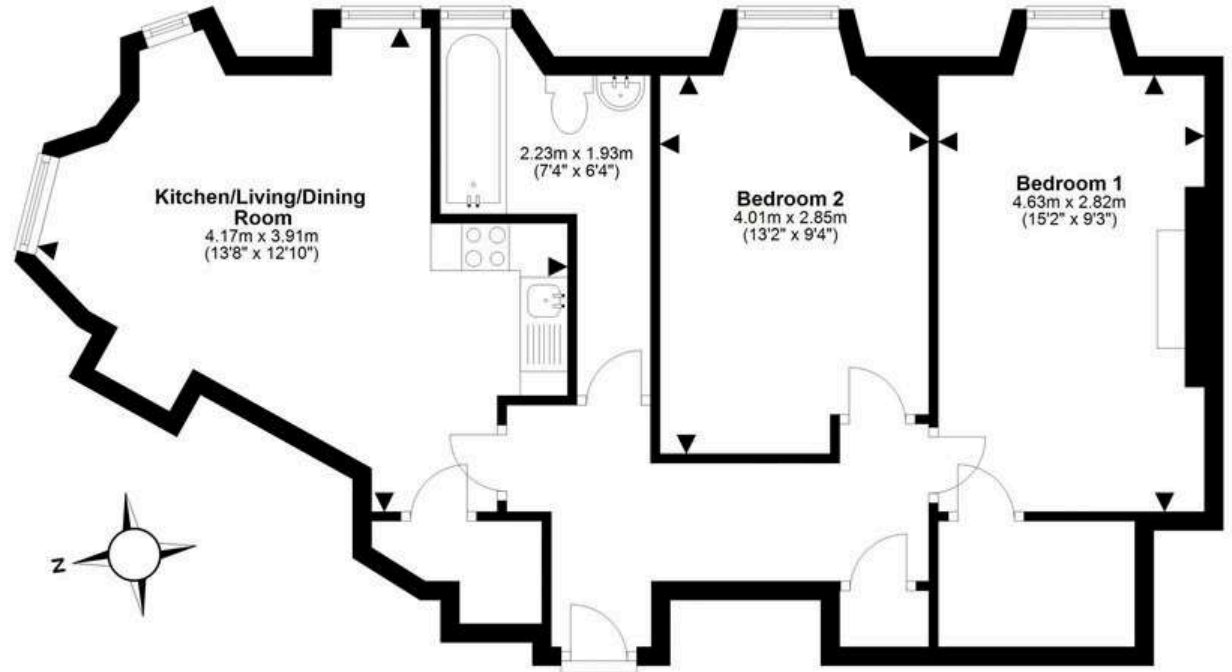


**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Perhaps best known as the home of Scottish rugby, Murrayfield is also the location of some of the most exclusive private residences in the capital. Ideally placed just over two miles from the city centre and within easy walking distance of local shops for everyday needs, while more extensive shopping amenities can be found in the neighbouring areas of Roseburn and Corstorphine. The Gyle Centre and Craigleith Shopping Park are also only a short bus or car journey away. In addition to the renowned Murrayfield Stadium, which hosts a varied programme of live music and sporting events, the area boasts the Murrayfield Tennis Club and two prestigious golf courses, whilst Roseburn Park is a delightful outdoor space popular with young families and dog walkers. Pleasant walkways in the vicinity include the old railway line at Pinkhill and the Water of Leith Walkway. In addition, a short stroll away is the entrance to Corstorphine Hill's network of pathways. Murrayfield is within the catchment area for excellent state schools including Roseburn Primary School and Craigmount High School. Murrayfield also benefits from outstanding public transport links and is ideal for commuters. This includes: easy access to the city centre, 24-hour bus services including express services to Glasgow, the tramline, nearby Haymarket rail station, Edinburgh International Airport, Edinburgh City Bypass and the M8/M9 motorway network.





For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

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